

# COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE June 9, 2011

## OFFICE OF Planning Services Division

3091 County Center Drive Suite 140 AUBURN, CALIFORNIA 95603 TELEPHONE: 530/745-3000 FAX: 530/745-3080 www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am 10:00 am hearing begins

#### **FLAG SALUTE**

**ROLL CALL:** Richard Johnson (Chairman), Jeffrey Moss (Vice Chairman), Miner Gray (Secretary), Larry Sevison, Ken Denio, Gerry Brentnall and Richard Roccucci(*All Commissioners present*)

#### REPORT FROM THE PLANNING DIRECTOR

Paul Thompson, Deputy Director of Planning, reported on updates to the Commissioners. At the June 21, 2011 the Board of Supervisors will be hearing the Zoning Text Amendment for the Emergency Housing and the Third-Party Appeal for the Tahoe Paddle and Oar. On July 12, 2011 the Board will hear the Third-Party appeal for Northstar Mountain Lodge. On July 25<sup>th</sup> and 26, the Board will have a Tahoe hearing. On August 9, 2011 the Board will hear the Third Party Appeal for Timberline at Auburn. On June 23, 2011 the Planning Commission to hear the SMD-1 Expansion, Minor Use Permit modification and Seymour Ranch modification for a request for a gate. Tentatively on July 14<sup>th</sup>, Planning Commission is scheduled to hear the Dry Creek Greenway Plan and Borone Enterprises Conditional Use Permit.

Commissioner Denio, Commission Brentnall and Commissioner Gray will be absent on the June 23<sup>rd</sup> Planning Commission Hearing. Commissioner Sevison may need to attend a two-day TRPA hearing on July 27<sup>th</sup> and 28<sup>th</sup>.

PUBLIC COMMENT - No Public Comment was received.

1) 10:05 am 10:09 am to 11:16 am

VESTING TENTATIVE SUBDIVISION MAP/CONDITIONAL USE PERMIT/TREE PERMIT (PSUB - T20080329)

THE ENCLAVE AT GRANITE BAY

MITIGATED NEGATIVE DECLARATION

**SUPERVISORIAL DISTRICT 4 (UHLER)** 

Consider a request from Rancho Cortina Properties on behalf of Pastor Land Development Inc, for approval of a Vesting Tentative Subdivision Map and Conditional Use Permit to allow a 12-lot Planned Residential Development, including two open space lots. The applicant also request approval of a Tree Permit to allow for the removal of landmark cottonwood trees. The Planning Commission will also consider adoption of an Addendum to a Mitigated Negative Declaration prepared for the project.

**Project Location**: The project is located on North Side of Elmhurst Drive at the intersection of Swan Lake Drive in the Granite Bay area.

**APN**: 050-020-009, 050-020-010, 050-020-011, 466-080-013

**Total Acreage**: 12.07 acres

**Zoning**: RA-B-100 (Residential Agricultural combining a minimum Building Site of 100,000 square feet or 2.3 acres) RS-AG-B-40 (Residential Single Family, combining

Agricultural, combining a minimum Building Site of 40,000 square feet)

**Community Plan Area**: Granite Bay Community Plan **MAC Area**: Granite Bay Municipal Advisory Council

**Applicant:** Rancho Cortina Properties **Owner:** Pastor Land Development Inc

**County Staff:** 

Planning: EJ Ivaldi (530) 745-3147

Engineering and Surveying: Rebecca Taber (530) 745-3110 Environmental Health: Justin Hansen (530) 745-2300

MOTION VOTE 5:1 (Commissioner Johnson – voted no, and Commissioner Sevison absent for vote) Planning Commission adopted the Addendum to the Mitigated Negative Declaration and approve the Vesting Tentative Subdivision Map, Conditional Use Permit, and Tree Permit, based upon the findings and recommended conditions of approval in the staff report including the CEQA findings. Approve Option A for the Emergency Vehicle Access (EVA) modified Conditions #32 to reflect EVA Option A and Condition #35 modified for school district clarification

Commissioner Sevison left at 11:00 am

Break 11:16 am to 11:23 am

2) 10:30 am 11:23am – 12:25 pm

### GENERAL PLAN AMENDMENT (PGPA 20100374) FORESTHILL DIVIDE COMMUNITY PLAN ADDENDUM TO THE PREVIOUSLY ADOPTED EIR SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from the Placer County Planning Services Division, to provide a recommendation to the Placer County Board of Supervisors of policy amendments to the Foresthill Divide Community Plan. The amendments that have resulted from the Settlement Agreement entered into by Placer County and the Foresthill Residents for Responsible Growth and Friends of the North Fork in January of 2009. The Planning Commission will also consider an Addendum to the previously certified EIR for the Foresthill Divide Community Plan as adequate to satisfy the requirements of CEQA for this project pursuant to Section 18.20.110 - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15164).

**Project Location**: The Foresthill Divide Community Plan area is located within the central portion of Placer County in the Foresthill area.

**Total Acreage**: The Plan area comprises approximately 109 square miles located in the foothills of the western slope of the Sierra Nevada Mountains.

Community Plan Area: Foresthill Community Plan

MAC Area: Foresthill Forum

**County Staff:** 

Planning: Melanie Jackson (530) 745-3036 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

MOTION VOTE 6:0 Unanimous (Commissioner Sevison absent)

Planning Commission recommends the Board of Supervisors approve the amendment to the Foresthill Divide Community Plan as set forth in staff report and supports the adoption of the Addendum to the Foresthill Divide Community Plan EIR based on the CEQA findings and General Plan Amendment findings. Planning Commission also recommends Board consider the Foresthill Forum recommendations in Attachment E with modification of Amendment #2 to change last sentence after "...size, the County Proponent shall..."

MEETING ADJOURNED - 12:25 pm